



Environmental Planning Commission

***Agenda Number: 8
Project Number: 1000029
Case #: 08EPC- 40033
March 11, 2010***

Supplemental Staff Report

<i>Agent</i>	Planning Department
<i>Applicant</i>	City of Albuquerque
<i>Request</i>	Sector Development Plan Text Amendment (Sawmill/Wells Park)
<i>Location</i>	the sector plan area bounded by I-40, Rio Grande Blvd. NW, Mountain Rd. NW & 5 th St. NW
<i>Size</i>	Approximately 500 acres
<i>Existing Zoning</i>	SU-2 / various
<i>Proposed Zoning</i>	No change

Staff Recommendation

***WITHDRAWAL of 08EPC 40033, at the
applicant's request (att.).***

Staff Planner

Carol Toffaleti, Planner

Summary of Analysis

The request is to amend the text of the Sawmill/Wells Park sector development plan (1996, amended 2000 & 2002). The proposed changes are contained in Council Bill F/S R-08-55 passed on Nov. 5, 2008 and in an exhibit, the *Master Circulation Plan* dated Oct. 27, 2008, and Council Bill F/S R-09-221 introduced on March 16, 2009. The primary purpose of R-08-55 is to improve connectivity among the non-industrial uses within the sector plan area and to nearby activity centers (Old Town and Indian School/12th Street), and to enhance streetscapes for multi-modal travel. The changes consist of: a street network plan; policies and regulations for street design and off-street parking; walking and biking trails; reestablishing a reach of the Acequia Madre; a program of sidewalk improvements and a solar street lighting demonstration project; a transit hub and local circulator route; public parking facilities; and recommending establishment of a tax increment for development district (TIDD) to supplement funding for programs and improvements in the sector development plan. The purpose of R-09-221 is to include community gardens and nurseries as a permissive use in the Sawmill Mixed Industrial zone (S-MI).

The project was first scheduled for the Dec. 13, 2008 hearing, and has been deferred several times. The applicant is requesting withdrawal of the request because the underlying City Council resolution has expired and the sponsoring Councilor intends to reintroduce legislation after public meetings are concluded.